



9, 5519 South Boundary Road
Rural Cypress County, Alberta

MLS # A2093543



\$1,175,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,097 sq.ft.	Age:	1992 (32 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
Lot Size:	4.32 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Garden, No Neighbours Be		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-12-5-W4
Exterior:	Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Fridge, gas stove, dishwasher, central a/c, garage door openers & remotes, washer, dryer, 2 sheds, underground sprinklers, window coverings & blinds, microwave, central vac & attachments, craftsmen mower, TV projector and screen, 14 x 24 canvas canopy, freezer downstairs, gate alarm, security cameras

This gorgeous acreage will provide you with all the space you'll ever need and so close to City limits. The beautifully landscaped yard has an abundance of trees surrounding the perimeter, as well as strategically placed throughout the yard. There is a beautiful driveway leading to the house, lots of parking and a large detached garage at the back corner of the yard. The entire property offers 4.32 acres. This wonderful bungalow has a brick exterior, triple attached garage, six bedrooms and three full bathrooms. Let's head inside this spacious home and talk about all it has to offer! The front entrance has a large closet with sliding doors and is open to the dining room, living room and kitchen with access to the back yard. Each of these rooms offer lots of space to gather and visit, or to enjoy the peaceful view out of any of the many windows. The kitchen has beautiful cabinets, an island with seating, stainless-steel appliances and a built-in wine rack. Down the hall are two bedrooms, a five-piece bathroom and the master bedroom with ensuite and walk in closet. The entire master suite is what dreams are made of — there are double doors to enter the room and a door leading to the balcony from the bedroom; the five-piece ensuite has a jetted tub and a separate shower. The laundry room is located at the back entrance to the garage, where there is lots of storage and hooks to keep everything well organized. The lower level has a large family room with fireplace and bar area, three large bedrooms and a three-piece bathroom. This home is truly a magnificent opportunity and comes with the convenience of City Water for the house and SMRID water rights for ensuring your yard is always looking its best for you to enjoy this incredible space. There is plenty of space for you to enjoy the perfect garden. Are you wanting to have horses as well? No problem, this

amazing property can also accommodate horses and has a small pasture. Properties like this don't come along often. You have the best of all worlds at this breathtaking property. Contact your REALTOR® today for a viewing!